



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date August 8, 2013 **DRB Case No.** PDR 1234093-A

Address 4201 Pennsylvania Ave

Applicant Eric Everhart

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Herman	X		X			
Mardian			X			
Malekian					X	
Sarkisian		X	X			
Simonian					X	
Totals			3	0	2	
DRB Decision		Approved with Conditions				

NOTE: An Addendum to the Mitigated Negative Declaration, approved on September 18, 2003, was prepared for this project.

Conditions:

1. Increase the area and/or locations where accent colors are proposed to increase the amount of color on the buildings.
2. Increase the depth of the furred out wall areas throughout the project by several inches.
3. Provide more variety in window patterns, sizes and operation.
4. Eliminate the exterior roof access ladders in favor of hatches from within the units.
5. Stagger the footprint of adjacent units within each building type to provide additional articulation at the walkway and driveway facades.
6. Provide more variation in parapet heights.
7. Make common areas more useable by making them larger and introduce more amenities to make them more attractive.
8. Remove the diagonal tie-backs above the canopies at the front porches. Make the canopies cantilevered.
9. Provide a lighting plan for the site with cut sheets of all proposed fixtures. Revise the elevations to show locations of the building lighting.
10. Paint the exterior utility cabinets to match the color of the base of the building.

Analysis

Site Planning: *The buildings are generally well placed on the site, with appropriate and useable landscaping surrounding the buildings. Options for access are limited but the project makes use of the Encinal Avenue right-of-way in a reasonable manner.*

Mass and Scale: *The scale and massing of the buildings appear to be appropriate to the site, particularly given the position between the freeway and the large apartment building to the north. At the west and northwest portion of the site, care has been taken to pull the buildings away from the smaller single-family and multi-family buildings to allow a physical buffer that provides enough space for significant landscape screening.*

Building Design and Detailing: *The design and details of the project provide a cohesive architectural vocabulary that is clearly expressed across the large site while still allowing enough visual variety to avoid monotony. The overall design is appropriate to the site, though some improvements as noted in the conditions and considerations below could improve the project.*

The Design Review Board approves the design of projects only. Approval of a project by the Design Review Board does not constitute an approval of compliance with the Zoning Code and/or Building Code requirements.

If an appeal is not filed within the 15-day appeal period of the Design Review Board decision, plans may be submitted for Building and Safety Division plan check. Prior to Building and Safety Division plan check submittal, Design Review Board approved plans must be stamped approved by Design Review Board staff. Any changes to the approved plans may constitute returning to the Design Review Board for approval. Prior to Building and Safety Division plan check submittal, all changes in substantial conformance with approved plans by the Design Review Board must be on file with the Planning Division.

Please make an appointment with the case planner for DRB stamp/sign-off prior to submitting for Building plan check.

DRB Staff Member

Jeff Hamilton, Senior Planner